099.0	0002	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	721,900	/	721,900
USE VALUE:	721,900	/	721,900
ASSESSED:	721,900	/	721,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PASQUAL MICHAEL/MICHELLE
Owner 2:	
Owner 3:	
Street 1:	115 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GUIDICE DONALD A--ETAL -
Owner 2:	GUIDICE JULIE P -
Street 1:	115 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7625.000	267,800		454,100	721,900
Total Card	0.175	267,800		454,100	721,900
Total Parcel	0.175	267,800		454,100	721,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.19 | /Parcel: 393.19

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	64405
GIS Ref	
GIS Ref	
Insp Date	11/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 099.0-0002-0002.A

!8017!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	267,800	0	7,625.	454,100	721,900		Year end	12/23/2021
2021	101	FV	259,200	0	7,625.	454,100	713,300		Year End Roll	12/10/2020
2020	101	FV	259,200	0	7,625.	454,100	713,300	713,300	Year End Roll	12/18/2019
2019	101	FV	235,600	0	7,625.	460,600	696,200	696,200	Year End Roll	1/3/2019
2018	101	FV	235,600	0	7,625.	343,800	579,400	579,400	Year End Roll	12/20/2017
2017	101	FV	235,600	0	7,625.	311,400	547,000	547,000	Year End Roll	1/3/2017
2016	101	FV	235,600	0	7,625.	298,400	534,000	534,000	Year End	1/4/2016
2015	101	FV	221,800	0	7,625.	253,000	474,800	474,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:35:12

LAST REV

Date	Time
06/19/19	09:58:11
apro	

TAX DISTRICT | PAT ACCT. 8017

USER DEFINED

Prior Id # 1:	64405
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUIDICE DONALD	36548-291		9/30/2002		410,000	No	No		
	11528-474		6/26/1968		14,188	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2011	1118	Redo Bat	8,000					renovate 2 baths a
2/12/2007	93	Redo Kit	11,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	BS	Barbara S
4/30/2012	Info Fm Prmt	MM	Mary M
4/3/2009	Meas/Inspect	163	PATRIOT
12/12/2002	MLS	MM	Mary M
11/16/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/20/1999	Measured	256	PATRIOT
7/24/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7625		Sq. Ft.	Site		0	70.	0.85	5									454,125						454,100	

Total AC/HA:	0.17505	Total SF/SM:	7625	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	454,125	Spl Credit		Total:	454,100

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	147.015
Other Features:	104500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363923
Depreciation:	96076
Depreciated Total:	267847

COMMENTS

646-3736.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

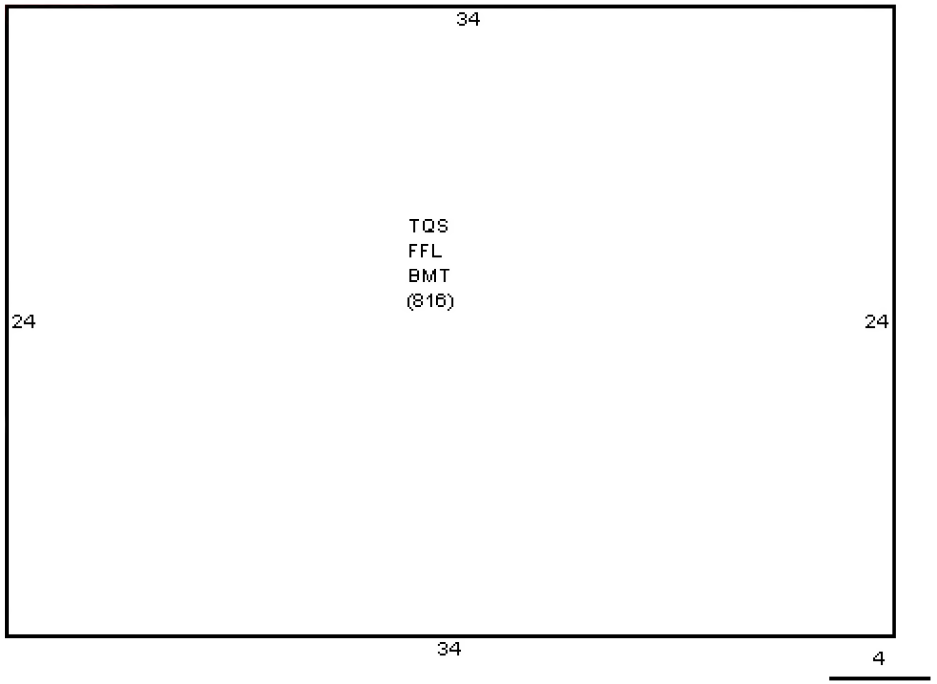
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	147.02
Special Features:	0	Val/Su Net:	119.34
Final Total:	267800	Val/Su SzAd	187.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	60.640	49,485
FFL	First Floor	816	147.010	119,964
TQS	3/4 Story	612	147.010	89,973

Net Sketched Area:		2,244	Total:		259,422
Size Ad	1428	Gross Area	2448	FinArea	1836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0002-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10x10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: